S
363.6909786
H6M
MAY/JUN
1982

Supplement to Montana Post

SHELVED WITH PERIODICALS

STATE DOCUMENTS COLLECTION
Montana State Library
3 0864 1005 8730 5
MONTANA STATE LIBRARY
930 E. Lyndale
Helena, Montana 59601

PRESERVATION

May-June 1982

PLEASE RETURN

Montana State Historic Preservation Office

In this issue of Preservation

Much of this **Preservation Post** concerns the National Register of Historic Places program, as Montana participates in it. Look for a listing of Montana properties that have been placed in the Register in the last year, a description of what to do if you are interested in listing a building or site in the Register, and a summary of what it means to have a property listed in the Register.

Why, if you own or are interested in older properties, would you want to try placing them in the National Register? As the summary of what it means to have a property listed in the Register illustrates, Register listing neither forces you to preserve a property nor promises you financial help to do so. The rewards of Register listing are largely intangible. What, then, are those intangible benefits? Why is it worth someone's energy to nominate a building so that it appears in a nation-wide list?

Let me first give you some historical background and then my answer to those questions. The National Register of Historic Places was created in 1966 by the National Historic Preservation Act. It was designed to include all properties whose historical, architectural, engineering, or archaeological value measured in the context of national, state, or local history and prehistory, warrant consideration. That may need a translation. The creators of the Register did not intend to make a "one-of-a-kind" list. Had they done so, Register listing would likely have entailed preservation restrictions. Nor did they want a record of all old buildings. That would have been interesting to researchers, but would not have encouraged building preservation. The creators of the Register wanted, instead, a list that could include all those properties visible, interesting, and significant enough in their own historical context, be it local or national, to deserve public recognition, discussion, and attention — especially at the moments when their future was in jeopardy.

I see, then, two primary benefits to listing a property that you own or like in the National Register of Historic Places. First, the process of researching the history of a building or site, having to summarize or defend its signficance, comparing what it looks like now with what it looked like originally, should expand your own and your neighbors' interest in the property. The process of preparing a first draft nomination is neither

(Continued on next page)

Anaconda's Washoe Theater is nominated

The splendid Washoe Theater in Anaconda was recently featured in *American Picture Palaces,* a book by David Naylor, as one of the finest art nouveau theaters in the nation. Designed by the distinguished architect for the Pantages circuit, B. Marcus Priteca, the Washoe was built during the 1930s, a time when movies were at their height. Marie Paumie, owner of the renowned Paumie Cleaners of Butte, was one of the original investors in the Washoe. Her grandson, Henry Lussy, presently owns the theater and has very carefully maintained and preserved all of the original interior furnishings, lighting fixtures, and elaborate gold, silver, and copper leaf ceiling and wall murals. This 1,000-seat theater is truly a Montana landmark.

Montana Post *Preservation* is published quarterly as a supplement to *Montana Post* by the State Historic Preservation Office, Montana Historical Society, 225 N. Roberts, Helena 59620. Funds for this publicatioo are provided by the State of Montana and the National Park Service, Department of the Interior.

How to nominate to the Register

Most nominations to the National Register come to our office from interested persons who have done the legwork necessary to research and document the history of their home or business, a property they may have long admired, or perhaps an endangered property whose preservation may be aided by the special recognition National Register listing provides.

To get you started, we have put together a package of material that includes information on the National Register program, how to research the history of an older building, and how to complete a Register nomination form. Black and white photographs and an USGS map pinpointing the location of the property accompany each Register nomination. The Preservation Office staff works with nominators by first determining whether the property appears to meet the National Register criteria, and then in gathering the necessary documentation and editing the final narrative description of the property.

Once the forms are complete, the appropriate city and county officials are notified of the pending nomination and are invited to comment upon the significance of the property being considered. Montana state law also requires that the owner(s) give written permission before a property may be nominated to the Register. If the owner(s) concurs, the nomination is next presented to the State Preservation Review Board. The Review Board meets four times each year and evaluates every proposed nomination. With Review Board approval, the nomination is sent on to the Keeper of the Register in Washington, D.C., for a final determination of eligibility and actual listing in the National Register.

Review Board schedule

August 6, 1982
November 5, 1982
February 4, 1983
May 6, 1983
Nominations must be received 60 days before they may be presented to the Review Board.

In this issue . . .

an evening's work nor an impossible task. It is manageable for someone interested in a building. It's educational; it will give your knowledge of the property more detail and color.

Second, once your property is listed, you can believe, point out, let others know about, the *recognition* or the historical value of your property that has occurred. We are just plain apt to be more certain, less apologetic about the value of an historic property if someone, especially someone with a title of Keeper of the National Register, recognizes that value. That outside recognition lets us, with real vigor, tell a newspaper editor about our property for a feature story, argue with a city commission on the impact of putting a new subdivision near to the house, or seek the treatment that the building or site warrants.

New Montana listings

From December 1980 until November 1981, the National Park Service had placed a moratorium upon the listing of privately-owned properties in the National Register of Historic Places. Now that revised interim regulations resulting from the 1980 amendments to the National Historic Preservation Act have been published, we are once again able to submit nominations of privately-owned properties. A substantial backlog of nominations has already been presented to the Preservation Review Board and sent on to the Register. And work is under way on a number of historic district nominations resulting from the historic and architectural community surveys of 1980-1981.

During the past year, an interesting collection of historic Montana properties in public ownership were listed in the National Register.

Big Horn County
LEE HOMESTEAD: (Date listed 7/8/81) Established in 1891, the Lee Homestead represents the early period of settlement and agricultural development in the Tongue River Canyon and is one of the few pre-1900 homesteads on which a significant number of early buildings remains. Erasmus Lee, like most ranchers in the area, ran cattle on the open range above the valley and grew hay in the bottomlands along the river.

Broadwater County
McCORMICK'S LIVERY AND FEED STABLE SIGN: (7/8/81) This remarkably well preserved example of early commercial art painted on a limestone cliff face in Indian Creek Gulch near Townsend is an important reminder of the times when horses were the preferred mode of transportation.

Flathead County
STILLWATER RANGER STATION HISTORIC DISTRICT: The historic significance of the Stillwater Ranger Station stems from its association with the State's efforts to consolidate and efficiently manage its forest

land holdings. After a fire in 1926 burned 40,000 acres of timber on the Stillwater Forest, this year-round ranger station was established. During the 1930s, the station doubled as a CCC camp and crews undertook a number of forestry projects including the construction of several of the buildings in the historic district.

Gallatin County
ONE-ROOM SCHOOLHOUSES OF GALLATIN COUNTY: (7/21/81) Students from the School of Architecture at MSU tracked down the remaining one-room schoolhouses in Gallatin County and discovered that the earliest ones were originally homesteaders' cabins. Then frame buildings of a simple gable-end design became popular, an occasional anomaly such as the Malmborg octagonal schoolhouse cropped up,

Recently, the Cook family in Stevensville drafted a nomination for the George May house there. The property is a splendidly preserved 1909, A. J. Gibson, neoclassical style house. The nomination was among the best-written that we have reviewed. Its narrative and pictures confirm the good care that the family has given their house. So, our office is delighted to help them place the property in the National Register of Historic Places. It gives us our best chance to express to the Cooks and to Stevensville our certainty about the historical significance of the building and our appreciation for the stewardship they have demonstrated for the property. We use this newsletter and ones to follow to make more public that appreciation for many properties and for the property owners who have worked with us in Register listing.

— Marcella Sherfy

Grant applications for 1983—Updated

Although we are not certain at this time if survey and planning dollars may be available for next year, we urge all potential applicants to write us of their interest, so that we may more readily contact you should historic preservation funds again become available. Please send letters of interest to: Marcella Sherfy, Deputy SHPO, Montana Historic Preservation Office, 225 N. Roberts, Helena, MT 59620.

n the National Register

Left top, Stillwater Ranger Station at Olney; left bottom, a different view of the Capitol dome. Directly above, the Fitzpatrick ranch, Helmville.

The Miles House, early 1900s, with George M. Miles at far left and Gen. Nelson Miles, his uncle, fifth from the left.

and in the 1920s a standardized bungalow-style schoolhouse became the most "sensible and desirable" design. Thirteen schoolhouses were listed.

Lewis and Clark County

MONTANA STATE CAPITOL: Montana's most beloved public building was listed in the Register in January 1981. A detailed Historic Structures Report has been prepared on the Capitol to provide a basis upon which our legislators may make sound decisions regarding preservation of the building's historic features during the upcoming Capitol rehabilitation project.

Powell County

FITZPATRICK RANCH HISTORIC DISTRICT: (7/8/81) Located along Western Montana's Nevada Creek, the Fitzpatrick Ranch was a territorial post office, a stage stop, and one of Montana's early prominent dairies. The extant ranch buildings are excellent visual representations of the post-Civil War period of intensive mining activity and of 1890s homestead settlement of the valley.

Silver Bow County

SILVER BOW COUNTY POOR FARM HOSPITAL: (7/16/81) The state constitution in 1889 directed the counties to provide for "those inhabitants who by reason of age, infirmity, or misfortune, may have a claim upon the sympathies of society." Designed by the prominent Montana architect C. S. Haire and built in 1902, the Silver Bow County Poor Farm Hospital is the only known remaining poor farm structure in the State.

. . . ——— . . .

Although approved by the Preservation Review Board in December 1980, a number of private property nominations had to wait out the moratorium period in a file cabinet in Helena. Two of these properties have now officially been listed.

Custer County

GEORGE M. MILES HOUSE: (2/17/82) After the end of Indian conflicts, the War Department abandoned portions of the military reservation surrounding Fort Keogh. George M. Miles filed upon 10 square miles of relatively flat land, a section of which today is Miles City. George Miles' business involvements and civic activities in the newly founded town were extensive. This house, built in 1899, was one of the first large residences to be constructed in Miles City.

Golden Valley County

GRACE LUTHERAN CHURCH: (2/1/82) Shortly after the Milwaukee Road laid its tracks through the Musselshell Valley and the area was opened for homesteading, the town of Barber was settled. Little remains to indicate the presence of this once prosperous community. The Grace Lutheran Church, built in 1917, is a fine example of wood-framed, vernacular architecture and stands today as a landmark and symbol of the town that was once Barber, Montana.

Tax incentives for farm buildings

Certain agricultural buildings, such as barns and farm workshops listed in the National Register, may qualify for special historic preservation tax incentives available under the Economic Recovery Act of 1981. Property owners may take a 25% investment tax credit for a "substantial rehabilitation" of an historic, income-producing structure along with a 15-year straight-line depreciation. The cost of a "substantial rehabilitation" must be over $5,000 and must at least equal the assessed value of the building. Also, the planned rehabilitation work must be sensitive to the historic architectural qualities of the building and conform to the Secretary of the Interior's *Standards for Historic Preservation Projects*. For more details, contact the State Historic Preservation Office.

Listing your property in the National Register means that you are:

1) entitled to seek advice from the Montana Historic Preservation Office and from the Department of Interior, National Park Service, on good ways to maintain and rehabilitate older buildings or sites.

2) eligible under the Economic Recovery Act of 1981 to take advantage of a Federal income tax 25% investment credit for substantial rehabilitation if the property is depreciable commercial, industrial, or residential-rental.

3) eligible to make a charitable contribution in the form of an easement for the purpose of conserving the historically significant qualities of land areas or structures and to receive the entailed tax advantages under the Tax Treatment Extension Act of 1980.

4) assured that when Federal agencies are beginning a project, spending funds, or granting permits that could affect a Register property, they must consider the impact of their actions on such property.

5) eligible to apply for Federal/State grant-in-aid funds for property rehabilitation or restoration if available. Congress did not approve such funding this year, but might in the future. Amounts are always limited.

6) NOT required to maintain or preserve the property unless Federal funds or tax incentives have been used for preservation.

7) NOT required to provide public access to the site unless, again, you have used grant monies to preserve the property.

Nominating historic districts to the National Register

The community architectural and historical surveys that we have discussed elsewhere in this issue have identified both individually eligible National Register properties and groupings of buildings that would qualify as districts. Districts are collections of buildings most of which, in varying degrees, contribute to the entire group's sense of architectural or historical significance. Properties that contribute to the value of an historic district, even if they would not qualify for listing in the National Register individually, are eligible for the same benefits of Register listing. That statement has the greatest meaning for historic properties that are used for commercial purposes. They are entitled to a 25% Federal investment tax credit for rehabilitation work.

We wanted, however, to identify for you the dilemma that your community may face if it possesses a potential National Register historic district. Montana state law requires the written concurrence of every property owner in such a district, prior to nomination of that district. Our law is in contrast to Federal statutes that require concurrence from a *majority* of owners, rather than from each owner. In Montana a single owner, by either his silence or his disagreement, can preclude nomination of the entire district to the Register. In turn, that silence or dissent prevents other property owners from seeking rehabilitation tax incentives.

Register listing itself imposes no restrictions on private property rights. But misunderstandings about Register listing are difficult to discover and correct. In short, as several communities are now discovering, in order to nominate their potential historic district to the National Register, they need to make a personal visit with each property owner to explain the implications of Register listing. Besides the articles in this issue of *Preservation Post*, other materials available from our office could be of assistance in presenting that information.

Community survey—another method

Although we have highlighted individual property listings in this newsletter, another very important means of listing properties in the National Register of Historic Places is the community survey. In a survey, each building within a neighborhood, a central business district, or an entire community is systematically inventoried, photographed, and researched. Once the survey is completed, those properties that are historically or architecturally significant may be nominated to the National Register.

An alternative to the single property nominations is the multiple resource nomination. This format for nomination was developed by the National Register to reward communities that have undertaken a comprehensive survey with a simplified means of nominating individual properties and historic districts all in one package. An overview narrative, which outlines the history of the development of the community, is prepared and the survey inventory forms provide the necessary documentation for each building included in the survey.

A community historic and architectural survey is the first and essential component of a comprehensive and workable program of preservation. To date, most Montana community surveys have been undertaken in the western part of the State. We look forward to expanding the statewide inventory to include Eastern Montana communities. If you are interested in organizing a survey, please contact the Preservation Office within the next month to talk about the means of undertaking such a project and the possibilities for funding assistance.

National advertising

DILLON, MONT. Historic 55-room hotel (1897) with bar and cafe. Located in area known for big game hunting and blue ribbon trout streams. National Register eligible. Antique Furniture Dave Harvey, The Old West Company, P O Box 669, Bozeman, Mont. 59715, (406) 587-0792.

The State Historic Preservation Office has often encouraged owners of older properties to advertise in nation-wide publications when those properties are put on the market. We believed that Montana and its historic buildings might have a special appeal to out-of-state investors, but our beliefs were not confirmed until this past month. The April 1982 issue of *Preservation News*, the monthly newsletter of the National Trust for Historic Preservation, carried the above advertisement in its "Historic Property" section. In answering our inquiry about the success of the advertisement, Mr. Harvey stated that the response to the single run of the advertisement "had far exceeded our expectations." He has received calls of interest from what appear to be qualified buyers in New York, Florida, Louisiana, and California along with a variety of other neighboring states. We can now, with more confidence, strongly urge you to try national advertising if you have an historic Montana property for sale. We will be glad to give you the names and addresses of publications carrying historic properties.

Caring for Older Properties

Masonry Chimneys

In order to combat increasing energy costs, the owners of many older houses are returning to wood, either as a main source of heat or to supplement existing heating systems. The owners of older houses are often lulled into a false sense of security when they discover abandoned chimneys. Without a second thought to the serious consequences that may result, both to life and property, the do-it-yourself stove installer connects a pipe to the chimney and lights a fire. A perusal of historical newspaper articles, however, will indicate the frequent incidence of fires from wood heat, many of which occurred in the very chimneys that are again being put into use.

A thorough inspection by a chimneysweep who specializes in chimney repair should take place prior to the use of a masonry chimney in an older house. Over the years, a variety of fire hazards may have developed in what appears as a sound chimney. Foundation settling, earthquake damage, mortar deterioration, cracked liners or blockage are all potential fire hazards. Additionally, wooden beams may have been rested in the chimney by the original builders or stovepipe openings inadequately closed by later remodelers.

The installation of a stainless steel or clay tile liner will be required if the chimney defects are not correctable. Liners can also provide added protection within an otherwise sound chimney where chimney fire temperatures may exceed 2000°F. Stainless steel liners are the easiest for the do-it-yourselfer to install. They come in a variety of lengths and can be assembled on the roof as they are lowered into the chimney. Chimneys that angle or dogleg around fireplaces complicate liner installation and usually require the installer to break into the chimney.

The installation of multiple heating devices on the same chimney flue is not recommended and may even violate local building codes. Gas appliances (furnaces, water heaters, ranges, etc.) should never be vented into a flue being used by a wood burning unit. In chimneys with multiple flues, each flue must extend independently from its point of origin to its point of discharge. Chimneys were sometimes capped with a single vent as gas became the sole heating source. Reuse of multiple flue chimneys with one vent for a combination of gas and wood units increases the chances of a chimney fire's returning down other flues, and the likelihood of an explosion. Cold outside air settling into a single vented multiple flue can cause gasses to be forced back into the house.

By complying with safety standards and building codes, the owner of an older house eliminates a majority of potential fire sources. Continued safety demands proper operation and periodic maintenance.

— Lon Johnson